

December 28, 2000

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting December 27, 2000

The following item is scheduled for the January 2, 2001 City Council Meeting

Public Hearing: Zoning Case Z2000-70
Applicant(s): City of Frisco

DESCRIPTION:

A request to amend the Comprehensive Zoning Ordinance to clarify off-street parking requirements for residential districts.

APPROVED: 4-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to the changes below. The deletions are struck through and the modifications are highlighted.

Article IV

4.02 SPECIAL OFF-STREET PARKING PROVISIONS - RESIDENTIAL DISTRICTS

- ~~E. In the SF-1, SF-2, SF-3, SF-4, SF-5, SF-6, PH, TH and 2F Zoning Districts, there shall be a minimum of two (2) additional paved parking spaces provided behind the front property line only for the purpose of allowing on-site stacking or maneuvering to the required spaces.~~
- ~~F. All required off-street parking spaces in the RE, SF-1, SF-2, SF-3, SF-4, SF-5, SF-6, PH, TH and 2F Districts shall be located behind the front building line and shall be enclosed in the main or accessory building.~~

- E. In the RE, SF-1, SF-2, SF-3, SF-4, SF-5, SF-6, PH, TH and 2F Zoning Districts, there shall be a minimum of two (2) parking spaces located behind the front building line and enclosed in the main or an accessory building. In addition, there shall be two (2) paved parking spaces provided behind the front property line only for the purpose of allowing on-site stacking or maneuvering to the enclosed spaces.
- F. In the RE, SF-1, SF-2, SF-3, SF-4, SF-5, SF-6, PH, TH and 2F Zoning Districts, required enclosed parking and stacking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long. Required enclosed parking and stacking spaces shall remain clear of any encroachments.

Article IV

4.03 SPECIAL OFF-STREET PARKING PROVISIONS - NON-RESIDENTIAL AND MF DISTRICTS

- D. Each standard off-street parking space shall be a minimum of nine feet (9') in width and twenty feet (20') in depth, exclusive of driveways and maneuvering aisles, and shall be of usable shape and condition (See Article VI, Appendix 1, Illustration #16). Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way or adjacent property, the depth of the standard space may be reduced to eighteen feet (18'). No parking space shall overhang required landscape areas. Parallel off-street parking spaces must be a minimum of eight feet (8') in width and twenty-two feet (22') in depth. Parking spaces within parking garages non-residential structured parking garages shall be a minimum of eight and one-half feet (8.5') in width and eighteen feet (18') in depth. (Z99-40; Ordinance No. 99-09-28)

Article IV

4.06 PARKING REQUIREMENTS BASED ON USE:

A. Off-street Parking Requirements (Z99-40; Ordinance No. 99-09-28)

In all Districts, at the time any building or structure is erected or structurally altered, off-street parking spaces shall be provided in accordance with the following requirements:

- **Dwellings, Single Family and Duplex:** Two (2) covered and two (2) stacking spaces for each unit, located behind the front building line.

MH/sg

cc:

Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.:

14

Public Hearing:

Zoning Case Z2000-70

Applicant(s):

City of Frisco

Description:

A request to amend the Comprehensive Zoning Ordinance to clarify off-street parking requirements for residential districts.

Remarks:

At their October 10, 2000, meeting, the Planning and Zoning Commission called a public hearing to discuss amending the Comprehensive Zoning Ordinance to clarify off-street parking requirements. Staff is recommending changes to the Comprehensive Zoning Ordinance to accomplish the following:

- Clarify requirement about encroachments into parking spaces.
- Clarify amount and size of parking spaces inside residential garages.
- Clarify size of required parking spaces in non-residential structured parking garages.
- Clarify amount and size of stacking and maneuvering spaces in front of residential garages.

Several questions have come up about encroachments into the required garage parking spaces that have occurred in homes being constructed in Frisco. Hot water heaters, fire place chimneys, angled walls and other items have created confusion for some homebuilders. There also appears to be some confusion about the size of required residential garage parking spaces. The Comprehensive Zoning Ordinance does not specify the size of parking spaces inside a residential garage or whether or not that space can be encroached upon. The Comprehensive Zoning Ordinance needs to specify the minimum parking space size for residential garages and that no encroachment is to be allowed in the required residential garage parking spaces.

Only the size of parking spaces within non-residential structured parking garages is currently defined. Parking spaces within non-residential structured parking garages are allowed to be smaller than residential garages parking spaces should be. There has been some confusion about whether or not this smaller parking space size should be applied to residential garages. The Comprehensive Zoning Ordinance should clearly state that smaller parking spaces are only allowed in non-residential structured parking garages to help keep construction costs down and since they do not have closing garage doors.

The number of off-street residential parking and stacking spaces must also be clarified. The Comprehensive Zoning Ordinance is unclear about how many enclosed parking and stacking spaces are to be provided in residential districts. It also does not specify the required size of the stacking spaces in front of residential garages. These items should be added to the Comprehensive Zoning Ordinance to eliminate further confusion.

Recommendation:

Recommended for approval subject to the changes below. The deletions are ~~struck through~~ and the modifications are highlighted.

Article IV

4.02 SPECIAL OFF-STREET PARKING PROVISIONS - RESIDENTIAL DISTRICTS

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F. In the RE, SF-1, SF-2, SF-3, SF-4, SF-5, SF-6, PH, TH and 2F Zoning Districts, required enclosed parking and stacking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long. Required enclosed parking and stacking spaces shall remain clear of any encroachments.

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